



City of Carmel

CARMEL PLAN COMMISSION AGENDA

October 18, 2005

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

1H. Docket Nos. 05080009 SP & 05080010 DP: Carmel Science & Tech Park, blk 7

The applicant seeks approval for a development plan and 5 new lots.

The site is located southeast of Carmel Dr & Adams St and is zoned M-3/Manufacturing.

Filed by Mike DeBoy of DeBoy land Development Services, Inc.

2H. Docket No. 05080039 DP/ADLS : West Carmel Marketplace - Home Depot

The applicant seeks site plan and building approval.

The site is southeast of 99th St. & Michigan Rd. and is zoned B-3/Business within the US 421 Overlay. Filed by Mary Solada of Bingham McHale for Home Depot.

3H. Docket No. 05080040 DP Amend/ADLS: West Carmel Center, Blk C, lot 1 - Maplecrest Commons

The applicant seeks site plan and building approval for a business/retail center. The site is just west of Commerce Dr. & Carwinion Wy. and is zoned B-3/Business within the US 421 Overlay. Filed by Mike Jett of American Consulting for PR Block C, LLC.

- 4H. **Docket No. 05080042 DP/ADLS Amend: Covenant Commercial Buildings**
The applicant seeks site plan and building approval for 2 buildings.
The site is located at 611 & 621 N Range Line Rd and is zoned B-5/Business within the Old Town Overlay- Character Sub-area.
Filed by Adam DeHart of Keeler-Webb Assoc. for Eric Snedecker.
- 5H. **Docket No. 05090009 PP: Five Star Estates**
The applicant seeks to plat 5 lots on 5 acres.
The site is located at 2200 W. 131st Street and is zoned S1/Residential.
Filed by Greg Snelling of Snelling Engineering, LLC for Prime Lots, LLC.
- 6H. **Docket No. 05100008 CPA: Comp Plan Amendment – Civic Design Policies**
The applicant seeks to amend the Carmel/Clay Comprehensive Plan in order to add Civic Design policies.
Filed by the Carmel Department of Community Services.

I. Old Business:

- 1I. **Docket No. 05060040 Z and 05060041 ADLS: 116th and College PUD**
The applicant seeks to rezone 12.4 acres from R1/Residential and B6/Business to PUD/Planned Unit Development for the purpose of creating a mixed use development comprised of townhome, retail, and office uses.
The site is located at NE corner of 116th Street and College Ave.
Filed by Timothy Ochs of Ice Miller for Equicor Development Inc.
- 2I. **Docket No. 05060048 SW: 8.09.02 – Laurel Ridge Private Streets**
To allow the construction of private streets serving the entire subdivision.
The site is located at the SE corner of Ditch Road and W. 106th Street and is zoned S1/Residential.
Filed by Joseph Calderon of JBC1, LLC for JB Cohen
- 3I. **Docket No. 05060051 PP: The Retreat of West Clay Primary Plat**
The applicant seeks approval of 32 lots on 23.49 acres:
The site is located near the NE corner of Little Eagle Creek Ave and W. 141st St. and is zoned S1/Residential
Filed by Jim Shinaver of Nelson and Frankenberger for Centex Homes.
- 4I. **Docket No. 05080006 DP/ADLS: Home Place Second, lots 256-258 & 247-248 (Weihe Engineers)**
The applicant seeks building addition and site expansion approval.
The site is located at 10505 N College and is zoned B-1/Business within the Home Place Business Overlay.
Filed by Mark Swanson Associates for Weihe Engineers.

- 5I. **Docket No. 05080011 DP/ADLS: Meridian Corporate Plaza**
The applicant seeks approval for the site plan and buildings. The site is located at 401 Pennsylvania Pkwy and is zoned B-5 & B-6/Business within the US 31 Overlay.
Filed by Fred Simmons of Simmons Architects, LLC for MCP Partners, LLC.
- 6I. **Docket No. 05080019 DP/ADLS: Boardwalk Shops**
The applicant seeks to create 2 structures (1 retail, 1 office) on 2.63 acres.
The site is located at the NE corner of Carmel Dr. and Adams Street and is zoned M3 – Manufacturing.
Filed by Adam DeHart of Keeler Webb Associates for C and L Management, Inc.
- 7I. **Docket No. 05080021 PP Amend: Kendall Wood**
The applicant seeks to plat 15 lots on 12.045 acres with the following subdivision waivers:
Docket No. 05080022 SW: 6.03.19 – Access to Arterials, Parkways, and Collectors
To seek relief from houses fronting collector streets/200 foot required separation from collector streets.
The site is located at the NW Corner of W. 121st St. and Shelborne Rd and is zoned S1 (ROSO).
Filed by Brian Robinson of Stoeppelwerth and Assoc. for Steve Wilson Inc.

J. Adjournment